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ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2, REGARDING DWELLING OCCUPANCY LIMIT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-5-511 (*Dwelling Unit Occupancy Limit*) is amended to read as follows:

§ 25-2-511 DWELLING UNIT OCCUPANCY LIMIT.

(A) In this section:

(1) ADULT means a person 18 years of age or older.

(2) DOMESTIC PARTNERSHIP means adults living in the same household and sharing common resources of life in a close, personal, and intimate relationship.

(3) UNRELATED means not connected by consanguinity, marriage, domestic partnership or adoption.

(B) ~~{(A)}~~ Except as otherwise provided in this section, not more than six unrelated adults may reside in a dwelling unit. [Notwithstanding any other provision of this code, except as provided in Subsection (B):

~~(1) not more than six unrelated persons may reside in a dwelling unit;]~~

(C) The regulations in Subsection (D) apply in the area defined in Subchapter F: Residential Design and Compatibility Standards Section 1.2.1.

(D) Except as provided in Subsection (E), for a conservation single family residential, single family attached residential, single family residential, small lot single family, duplex residential use, two-family residential use, or short term rental use, not more than four unrelated adults may reside on a site, in the following zoning districts:

(1) Lake Austin Residence District (LA) Zoning District;

- (2) Rural Residence District (RR) Zoning District;
- (3) Single Family Residence Large Lot (SF-1) Zoning District;
- (4) Single Family Residence Standard Lot (SF-2) Zoning District;
- (5) Family Residence (SF-3) Zoning District;
- (6) Single Family Residence Small Lot (SF-4A) Zoning District;
- (7) Single Family Residence Condominium (SF-4B) Zoning District;
- (8) Urban Family Residence (SF-5) Zoning District; and
- (9) Townhouse and Condominium Residence (SF-6) Zoning District.

(E) The requirements of Subsection (D) of this section do not apply if:

- (1) before _____, 2014:
 - (a) a building permit for the dwelling unit was issued; or
 - (b) the use was established; and
- (2) after _____, 2014:
 - (a) the gross floor area does not increase more than 69 square feet, except to complete construction authorized before _____, 2014 or to comply with the American with Disabilities Act, or
 - (b) any interior remodel that requires a building permit does not result in additional sleeping rooms.

(F) ~~(2)~~ Not [~~not~~] more than three unrelated adults [~~persons 18 years of age or older~~] may reside on a site with a duplex residential use in a dwelling unit of a duplex residential use, unless:

- (1) ~~(a)~~ before June 5, 2003;

